



## OCEAN HEIGHTS GIBRALTAR

COM.204 | Type: Store/Warehouse

**£275,000**

LEASE FOR SALE

STORAGE UNIT WITH POTENTIAL FOR CHANGE OF USE TO RETAIL

(Circa. 58m<sup>2</sup>)

BFA announces a great opportunity for all shop owners in and around town looking to acquire their storage space. Storage unit available to purchase within the Ocean Heights complex, situated on the ground floor at 1 Montagu Place and with access onto Queensway Road.

- It has an under-lease for a term of 99 years, with effect from the 16th November 1989. The unexpired lease term is approximately 64 years and 8 months (as at 20th March 2024)
- Currently vacant and ready for occupation
- Adjoins with the unit next door, which is currently vacant and to be sold with full vacant possession.

**\*\*VIEWING HIGHLY RECOMMENDED\*\***

### PROPERTY DETAILS:

**Service charges:** £923.36 to £1,038.78 pa

**Current rates:** £323.13 per quarter

**Interior Size:** 58m<sup>2</sup>